

UDIN: 24501230BKCHPY8638

Annexure C

Chartered Accountants Certificate ¹		
Report for the quarter ending		31 March 2024
Subject		
1.	I/ we have undertaken assignment as a Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter 31 st March 2024.	
Sr. No.	Particulars	Information
1.	Project/phase of the project	Market Walk
2.	Location	Village –Shikohpur, Sector-82A, Tehsil-Manesar, District- Gurugram, Haryana
3.	Licensed area in acres	182.796 Acres
4.	Area for registration in Sq Mtrs.	1.08 acres
5.	HARERA registration no.	38 of 2020 dated 26.10.2020
6.	Name of licensee	1. M/s Avon Buildtech Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.) 2. M/s Browz Technologies Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.) 3. M/s Pegasus Infrastructure Pvt. Ltd. M/s Vatika Limited
7.	Name of collaborator	M/s Vatika Limited
8.	Name of developer	M/s Vatika Limited
9.	Estimated cost of real estate project	Rs.3010.67 Lakhs
2.	Details related to inspection are as under	
1.	Date of certifying withdrawal of money from separate RERA	31 st March 2024



	account at the end of the quarter	
2.	Name of chartered accountant firm/ individual	Sudhir Kumar & Company
3.	I certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;	
4.	This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ the Haryana Real Estate (Regulation and Development) Rules, 2017 by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the company; it is based on the verification of books of accounts and other related documents till (date 31 st March 2024)	
5.	Further to above, based upon our examination of the books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges. All statutory approvals as applicable on promoter are also valid on date.	

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(CA Sudhir Kumar)
Proprietor
M.No 501230



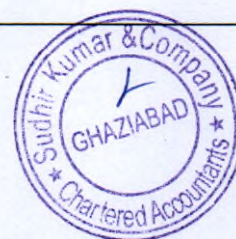
Place : Gurugram
Date: 09.04.2024

Table - A

Project cost details (in Lakhs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in Lakhs)	(%) of the total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	465.33	15.46	465.33	20.50
2.	External Development Charges	244.93	8.14	244.93	10.79
3.	Infrastructure Development Charges	43.71	1.45	43.71	1.93
4.	Internal Development Works	52.46	1.74	39.39	1.74
5.	Cost of construction	1714.24	56.94	1083.90	47.76
6.	Cost of construction of community facilities	0.00	0.00	0.00	0.00
7.	Other costs	490.00	16.27	392.17	17.28
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	3010.67			
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land	2269.43			



	cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)	
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	63.23%
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	75.38%
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	2269.43
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	45.00
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2224.43
Note: - Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser		



Rs. in Lacs

Table - B		
Details of RERA bank account:		
1.	Bank name	HDFC Bank Ltd.
2.	Branch name	First India Place, M.G. Road Gurugram Haryana
3.	Account no.	57500000331371
4.	IFSC code	HDFC0000280
5.	Opening balance at the end of the previous quarter (as on 31.12.2023)	22.60
6.	Deposits during the quarter under report	40.95
7.	Withdrawals during the quarter under report	45.00
8.	Closing balance at the end of the quarter (as on 31.03.2024)	18.55

